

CODE ENFORCEMENT DEPT.

THOMAS J. EVANS Director of Revenue and Finance

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE NUTLEY, NEW JERSEY 07110

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

BUILDING PLUMBING ELECTRICAL FIRE ZONING

February 26, 2021

DAVID BERRY

Construction Official Zoning Official

Robert Gaccione, Esq. Gaccione Pomaco, P.C. 524 Union Avenue P.O. Box 96 Belleville, NJ 07109

RE: Use Variance/Preliminary & Final Site Plan Application

> 40 Reverend Roberts Place 14 Harrison Street Block-Lot: 9204/20 & 21

Dear Mr. Gaccione, Esq.:

Your request for a zoning permit, on behalf of your client, Ceci Realty, LLC, at the above referenced premises, to occupy a portion of the one-story commercial building and construction yard, and to use a portion of the yard as a truck terminal for construction vehicles, as shown on the preliminary and final site plan prepared by professional engineer Adnan A. Khan, P.E. C.M.E., dated January 22, 2021, is denied for the following reasons:

This property is located in an B-2 district as shown on the Nutley Zoning Map.

Chapter 700, Article V, Section 700-16 of the Codes of Nutley, entitled "Permitted uses in B-2 Zoning District," lists the permitted uses in a B-2 Zoning District. A truck terminal for construction vehicles is not a listed permitted use.

Chapter 700, Article III, Section 700-3 of the Codes of Nutley, entitled "Definitions; word usage," defines a "truck terminal" as "any lot on which more than three trucks over 1 1/2 tons' gross vehicle weight are parked overnight out of doors."

Chapter 700, Article VII, Section 700-39 E of the Codes of Nutley, entitled "Prohibited uses in all districts," lists a truck terminal as a prohibited use in any district.

Chapter 700, Article XVI, Section 700-113 A of the Codes of Nutley, entitled "Restrictions on modifications to nonconforming uses," states that "no nonconforming use nor structure nor any lawful use on a nonconforming lot shall be enlarged, extended, reconstructed or structurally altered, except that such structure or use may be structurally altered to correct an unsafe condition. A nonconforming structure or a lawful structure on a nonconforming lot may be restored or repaired in the event of partial destruction thereof."

Chapter 700, Article XI, Section 700-67 A of the Codes of Nutley, entitled "Accessory buildings and uses," states that "detached accessory buildings and accessory uses may occupy in the aggregate an area not to exceed 30% of the area of any rear yard. The height of a detached accessory building shall be one story not to exceed 14 feet." As per the plan, a metal garage and a portable office trailer are located in the side yard of the site. There is no zoning permit approval for these items.

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Chapter 700, Article XI, Section 700-67 B (1) of the Codes of Nutley, entitled "Accessory buildings and uses," states that "no detached accessory building or accessory use shall be located nearer than three feet or 1/2 the height of such building up to a distance of six feet, whichever is greater, to a side or rear lot line." The portable office trailer would require a six (6') foot side yard setback; none is provided.

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley, entitled "Schedule of Regulations as to Bulk, Height and Other Requirements," requires in a B-2 zone an impervious coverage of 80%. *The proposed impervious coverage will be* 98.85%.

Chapter 700, Article XIII, Section 700-98 of the Codes of Nutley, entitled "Buffer for parking areas," states that "where any parking or loading area adjoins a lot in any R District, a landscaped buffer strip at least six feet in width containing plantings at least six feet high shall be provided." The proposed pavement addition for the parking of trucks will have a four (4') foot setback to the rear.

Chapter 700, Article XIII, Section 700-96 of the Codes of Nutley, entitled "Location of off-street parking for other uses," states that "except for uses specified above in §§ 700-94 and 700-95, parking and loading areas located in any front yard or side yard abutting a street shall not be permitted within 10 feet of the right-of-way line of a street. The minimum setback of off-street parking and loading area from any other lot line shall be five feet. The five-foot parking and loading area setback need not be provided between properties which have common access and/or common parking areas." The proposed pavement addition for parking of trucks will have an approximately one (1') foot setback to the side.

Chapter 700, Article XIII, Section 700-91 A of the Codes of Nutley, entitled "Schedule of minimum required parking spaces," states that "no building or premises shall be used nor shall any building be erected nor shall any building be altered so as to expand its usable floor area unless there is provided parking spaces upon the same premises upon which the use or building is located, or as provided for in § 700-45H in accordance with the following schedule."

- Offices 1 for each 300 square feet of total floor area. The existing office space encompasses an area of 1,208 square feet. Therefore, there is a minimum of four (4) required parking spaces.
- Warehouses 1 for each 4 employees, but in no case less than 1 for each 3,000 square feet of total floor area. The existing warehouse space includes 39 employees, as per the submitted plan. One (1) space is required for every four (4) employees; therefore, there is a minimum of 10 required spaces.

The previously approved use of ambulance parking was for not more than 10 vehicles.

The submitted plan indicates six (6) oversized parking spaces for construction truck parking.

The submitted site plan indicates that parking space will be allotted as follows. At 14-16 Harrison Street, there are 12 existing spaces, two (2) of which are required to be ambulance parking. At 40 Reverend Roberts Place, there are eight (8) existing spaces, which are required to be ambulance spaces, and six (6) new 10'x35' spaces.

The below-listed characteristics of the property are pre-existing and will **not** be changed as a result of this application.

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley, entitled "Schedule of Regulations as to Bulk, Height and Other Requirements," requires in a B-2 zone:

- A front yard setback of 10'. The proposed will be 2.2' to the main building, and 2.9' to the small building.
- A side yard setback of six (6') feet. The proposed will be zero (0') feet.
- A rear yard setback of 25'. The proposed will be zero (0') feet.

Page 3 40 Reverend Roberts Place 14 Harrison Street Use Variance/Preliminary & Final Site Plan

Chapter 700, Article XIII, Section 700-96 of the Codes of Nutley, entitled "Location of off-street parking for other uses," states that "except for uses specified above in §§ 700-94 and 700-95, parking and loading areas located in any front yard or side yard abutting a street shall not be permitted within 10 feet of the right-of-way line of a street. The minimum setback of off-street parking and loading area from any other lot line shall be five feet. The five-foot parking and loading area setback need not be provided between properties which have common access and/or common parking areas." The proposed parking spaces will be along the street sides of lots 20 & 21.

Chapter 700, Article XIII, Section 700-102 of the Codes of Nutley, entitled "Schedule of minimum loading spaces," requires a minimum of 4 loading spaces at this property. The proposed total of loading spaces will be two (2).

Chapter 600, Section 600-1 B of the Codes of Nutley, entitled "Approval required; exceptions," states that "the Construction Official may, at his discretion, refer any application for a construction permit or use to the approving authority for site plan approval where, in his judgment, the construction, reconstruction, alteration, use or sign will affect motor vehicle and pedestrian circulation, drainage, water supply, sewage disposal, landscaping, lighting, off-street parking or loading or any lack of any or all of these factors, environmental factors and other considerations as specified in this chapter."

Please refer to the attached site plan checklist. Waivers may be requested and approved by the Board.

A non-refundable filing fee of \$550.00 with an escrow fee of \$1,000 in connection with your application for a use variance is to be paid to the Code Enforcement Office in order to begin the application process, as well as a preliminary & final site plan fee of \$1,500 with an escrow fee of \$3,000. All tax and water bills must be paid to date prior to the processing of a variance fee.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Lucy Jacobs at (973) 284-4957 or <u>ljacobs@nutleynj.org</u>. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Very truly yours,

Zoning Official

DB/vlw

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: 2BA-21-0015

TO ALL APPLICANT: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$2,050 Date of Denial Letter: February 26, 2021

Initial Escrow Fee: \$4,000

Section I: SUBJECT PROPERTY

Address: 40 Reverend Roberts Place

Block: <u>9204</u> Lots: <u>20 & 21</u> Zone: <u>B-2</u>

B-2 District Requirements Proposed

Lot Area	5 000 ag 4	25 026 27 am 64
= · · ·	5,000 sq. ft.	25,036.37 sq. ft.
Lot Width	50'	265.75' (Rev. Roberts Pl.)
		79.11' (Harrison St.)
Lot Depth	100'	N/A
Min. Area Per Dwelling Unit	N/A	N/A
Front Yard	10'	2.2' (Rev. Roberts.)(ENC)
		51.23' (Harrison)
Side Yard	6'	0' (ENC)
Side Yard (both)	10'	27.16'
Rear Yard	25'	N/A
Height	25' / 2 stories	<25' / 2 stories
Lot Coverage	50%	35.34%
Impervious Coverage	80%	98.85%

Section II: APPLICANT INFORMATION

Name: HLJT Realty, LLC

Address: 74 Academy Street, Belleville NJ 07109

Telephone: 973-759-2807 (Robert A. Gaccione, Esq.)

Applicant is a

____Corporation ____Partnership X LLC ____Individual

If owner is not the applicant, the following must be provided:

Owner Name: P& M Properties, LLC

Address: 32 Reverend Roberts Place, Nutley NJ 07110

Telephone: 973-857-9300 (Steven M. Greenberg, Esq.)

Section III: DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1 The names and addresses of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must be disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: Juan Munoz, Sole Member

Address: 74 Academy Street

Belleville, NJ 07109

Interest: 100%

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	<u>0</u>	<u>0</u>
Total existing and total proposed professional offices	<u>3</u>	<u>3</u>
Total existing and total proposed parking spaces	<u>24</u>	<u>30</u>

Present use of premises: Office Use, Warehouse Use and Medical Transportation Service Use

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises?

Yes.

If yes, state the nature, date and the disposition of each such matter: Nutley Zoning Board

Approval granted February 10, 2014 for Medical Transportation Service Use. See attached resolution of approval.

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney	
Name: Robert A. Gaccione,	Esq. of Gaccione Pomaco, P.C.
Address: 524 Union Avenue	
Belleville, NJ 0710	9
Telephone: <u>973-759-2807</u> Fa	x: <u>973-759-6968</u>
Applicant's Architect	
Name:	
Address:	
	Fax:
Applicant's Engineer	
Name: Adnan A. Khan, P.E.	of AWZ Engineering, Inc.
Address: 150 River Road, Su	nite B3
Montville, NJ 0704	<u>5</u>
Telephone: <u>973-588-7080</u> Fa	x: <u>973-588-7079</u>
Applicant's Planning Consul	tant
Name: To be determined	
Address:	

Telephone: Fax:

additional sheets, if neo	essary)	
Name:		
Address:		·
Telephone:	Fax:	
Field of Expertise:		
Section VI: GENERA	L INFORMATION	
		raints imposed by the physical characteristics of the wness, shallowness or topographic conditions).
To be explained	through expert testim	ony at the scheduled hearing.
In the space below, state involved which would c	any other extraordinary onstrain development in	or exceptional situation or condition of the land accordance with Zoning Regulations.
To be explained	through expert testim	ony at the scheduled hearing.
	W. L. J. M. J.	

List any other expert who will submit a report or who will testify for the applicant. (Attach

Explain how not granting this variance request would impose peculiar and exceptional practidifficulties or exceptional or unduc hardship upon you.	cal
To be explained through expert testimony at the scheduled hearing.	_
	_
Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.	_
To be explained through expert testimony at the scheduled hearing.	_
	_
	_
	_

CERTIFICATION

STATE OF NEW JERSEY } ss.	
COUNTY OF ESSEX	
Juan Munoz, being duly sworn, hereby certify (check	t one)
\Rightarrow that I am the applicant	
or	
\Rightarrow X that I am a Managing Memb (Title)	er of HLJT Realty, LLC (Company Name)
the Applicant, and that I am duly empow	ered and authorized to make this
representation on behalf of HLJT Real (Company)	
and that the information presented in this application is	is true, complete and accurate.
	un O Mañ
	Juan Munoz
Subscribed and sworn to before me	
this 1st day of March, 2021.	LORENA G PROANO NOTARY PUBLIC
Signature of person authorized to take oaths.	STATE OF NEW JERSEY MY COMMISSION EXPIRES SEPT. 11, 2025

CERTIFICATION

STATE OF NEW JERSEY } ss.
COUNTY OF ESSEX }
Paul DeGracia, being duly sworn, hereby certify (check one)
\Rightarrow that I am the owner
or
⇒ X that I am a Managing Member of P & M Properties, LLC (Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this
representation on behalf of P&M Properties, LLC (Company Name)
and that the information presented in this application is true, complete and accurate.
Paul DeGracia
Subscribed and sworn to before me
this 15th day of March, 2021.
Slayne Hallock
Signature of person authorized to take oaths.

ELAYNE HADDOCK NOTARY RUELIS OF NEW JERSEY MY COMMISSION EXPIRES APR. 18, 2021

CERTIFICATION

STATE OF NEW JERSEY } ss.
COUNTY OF ESSEX
Michael McCue, being duly sworn, hereby certify (check one)
⇒ that I am the owner
or
⇒ X that I am a Managing Member of P & M Properties, LLC (Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this
representation on behalf of P & M Properties, LLC (Company Name)
and that the information presented in this application is true, complete and accurate.
Michael McCue
Subscribed and sworn to before me
this 1st day of March, 2021.
Elayne Haldock Signature of person authorized to take oaths.
ELAYNE HADDOCK NOTARY PUBLIC OF HEW JERSEY



TOWNSHIP OF NUTLEY, NEW JERSEY ZONING BOARD OF ADJUSTMENT

PLANNING BOARD

CHECKLIST FOR SITE PLAN APPLICATION 600 Attachment I

	COMPLIES	DEFICENT	WAIVER SOUGHT
A. Type of site plan:			
(1) Repairs (interior).			
(2) Renovation or alteration (exterior).			
(3) Certificate of continued use.			
(4) Zoning permit.			
(5) Change of use.	x		
(6) Sign.			
(7) Addition.			
(8) Percent or size of addition			
(9) New structure			
(10) New accessory structure.			
(11) Use group.			
B. Eighteen copies of application and site plan	x		
C. Fee: in accordance with Schedule of Fees	x		
D. Date received application			
E. Date certified as complete			

	COMPLIES	DEFICENT	WAIVER SOUGHT
F. All plans submitted shall be drawn at a scale not smaller than one inch equals 20 feet, signed and sealed by a professional engineer, architect or professional planner, and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:			
(1) The name and title of the applicant owner and the person preparing the map.	×		
(2) The date, scale and North point.	X		
(3) A place for the signatures of the Chairman and Secretary of the approving board.	х		
(4) The Tax Map lot and block numbers.	Х		
(5) The bearing of all property lines with reference to north and south and the length of these lines. And streams within 400 feet.	X		
(6) The zone district and the zone districts of adjoining properties within 400 feet.	X		
(7) All entrances and exits to public streets on site and within 400 feet thereof.		Х	Х
(8) All property lines, streets, roads, retaining walls, rock outcrops, marsh areas, ponds.		×	×
(9) The location of principal and accessory structures, with dimensions of the structures and distances to lot lines.	X		****
(10) All setback dimensions, landscaped areas, fencing and trees over six inches in caliper.	х		
(11) The location of all signs and exterior lighting, with the size and height of signs and light fixtures and the strength in lumens and direction of illumination.		x	×
(12) The stormwater system, including roof leaders and inlets, and design data supporting the adequacy of the system to handle twenty-five- year storm flows.		х	х
(13) The sanitary sewage disposal system.		Х	Х
(14) The water supply system and all other utilities.		Х	Х
(15) All curbs, sidewalks, driveways, parking space layouts and off-street loading areas, with dimensions.	х		
(16) The rights-of-way, easements and all lands to be dedicated to the county.	N/A		
(17) The names of owners and use of property of all lands adjacent to the property and block and lot numbers.	х		
(18) The site plan drawn on a sheet size of 8.5 inches by 13 inches, 15 inches by 21 inches or 24 inches by 36 inches.	×		

	COMPLIES	DEFICENT	WAIVER SOUGHT
(19) The entire property shall be shown; when impossible on the required sheet size, a key map is permitted.	х		
(20) Existing and proposed contours, with a contour interval not more than two feet for slopes less than 10%; existing contours by dashed lines, proposed by solid lines.	х		
(21) The proposed finished grade elevations at all corners of existing and proposed buildings.	х		
(22) The proposed use of the building.	X		
(23) The proposed use of the outdoor area.	X		
(24) The floor space of each building and the total number of parking spaces and estimated occupancy of employees.	х		
(25) The distances along right-of-way lines of existing streets abutting the property to the nearest intersection.		X	x
(26) All existing easements, deed restrictions, other covenants and previous variances granted for the property.	х		
(27) The floor plan of proposed structures, with accompanying front, rear and side elevations drawn to scale.		х	X
(28) A landscaping plan, buffer plan and landscaping schedule showing the number, size and species of plantings.		х	х
(29) A soil erosion and sediment control plan.		х	X
(30) Applications filed with the county.	N/A		
(31) Construction Official may require building elevation views of adjacent properties. [Added 5-5-2015 by Ord. No. 3305]	N/A		

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200' OWNER'S LIST BLOCK LOT PROPERTY LOCATION PROPERTY OWNER & ADDRESS 9204 12 47 PASSAIC AVENUE LI, AI FANG 47 PASSAIC AVENUE

04 17 27 PASSAIC AVENUE CHAMORRINHA, FRANCISIO 27 PASSAIC AVENUE NUTLEY, NJ 07110 22 PASSAIC HOLDING, LLC 321 NUTLEY, NJ 07110 22 PASSAIC HOLDING, LLC 321 NUTLEY AVE NUTLEY, NJ 07110 DEANGELIS, JACQUELYN K 39 ANTIGUA AVE TOMS RIVER NJ 08753 OGONOWISKI, ROBERT 34 HARRISON STREET NUTLEY, NJ 07110 VIGILANTE, GINA 04 24 24 HARRISON STREET 24 HARRISON ST

9301 9 52 PASSAIC AVENUE 6TELMORA AVENUE ASSETS LLC
9204 10 51 PASSAIC AVENUE ELIZABETH, NJ 07202
9204 10 51 PASSAIC AVENUE 246 ORIENTAL PL
LYNDHURST, NJ 07071
9204 11 49 PASSAIC AVENUE 49 PASSAIC ROBERTO, ANDRES & MASIL ESTE
NUTLEY, NJ 07110
NUTLEY, NJ 07110
NUTLEY BOARD OF EDUCATION
375 BLOOMFIELD AVE
NUTLEY, NJ 07110
274 FRO, TING 2711
9204 13 45 PASSAIC AVENUE 147-39 45TH AVENUE
FLUSHING, NY 11365

ALBANESE, C. & COPPOLA, S. & S.

ALBANESE, C. & COPPOLA, S. & S.

26 HARRISON STREET

NUTLEY, NJ 07110

LARSSON KATHERINE MH-HENRIK ROBERT

35 PASSAIC AVENUE

35 PASSAIC AVENUE

NUTLEY, NJ 07110

CONR INC. (2/0 GLEN THOMAS

P. 0. BOX 406

CALDWELL, NJ 0700

P. M. PROPERTIES, LLC

32 REVEREND ROBERTS PL

NUTLEY, NJ 07110

10 TORRES, WILSON & VITERI, LUCIA

33 HARRISON STREET

32 HARRISON STREET

33 HARRISON ST

| 9204 | 16 | 31 PASSAIC AVENUE | 9203 | 4 | 15 HARRISON STREET | 15 HARRISON ST | NUTLEY, NJ 07110 | NUTLEY ASSOCIATES, LLC | PO BOX 87 | MILLBURN, NJ 07041 | FIRST BAP TIST CHURCH OF NUTLEY | 9203 | 3 | 11 HARRISON STREET | 13 HARRISON ST | NUTLEY, NJ 07110 | TEDESCO, STEPHEN | 9203 | 5 | 11 PASSAIC AVENUE | 9210 | 32 TIPLEY | NJ 07110 | TEDESCO, STEPHEN | 9203 | 5 | 11 PASSAIC AVENUE | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 | 9210 |

BELLEVILLE, NJ 07109
PATHAK, DURGESH & ANU
9 MOORE PLACE
NUTLEY, NJ 07110
BANDA, BRIAN M. & DELIA, DANII
9 MEMPHIS AVENUE
NUTLEY, NJ 07110
PATEL PRAFULCHANDRA & URW
5 PASSAIC AVENUE
NUTLEY, NJ 07110

Occupant/Company:	Number of Employees	Hours of Operations	Parking Usage	
			ON-SITE	OFF-SITE
BERGEN ESSEX CONTRACTORS	8	7:00 am to 6:00 pm	4 vehicles (overnight)/ 4 to 5 employee parking spaces during business hours	NONE
123 MEDICAL TRANSPORT	16/shift	4:00 am to 9:00 pm	8 vehicles (overnight) / 8 to 12 employee parking spaces during business hours	4 @ Holy Family Are
P.J. DeGRACIA CONTRACTING, INC/ D.A.D. LEASING, INC.	15	6:30 am to 6:00 pm	13 to 14 vehicles (overnight)	12 employee parking sp during business hours @ Family Area & street par
	PROPO	SED PARKING U	SAGE BREAKDOWN	Family Area & stree

Occupant/Company:	Number of Employees	Hours of Operations	Parking Usa	age
			ON-SITE	OFF-SITE
BERGEN ESSEX CONTRACTORS	8	7:00 am to 6:00 pm	4 vehicles (overnight)/ 4 to 5 employee parking spaces during business hours	NONE
123 MEDICAL TRANSPORT	16/shift	4:00 am to 9:00 pm	8 vehicles (overnight) / 8 to 12 employee parking spaces during business hours	4 @ Holy Family Area
MENDEZ TRUCKING, INC.	11	5:00 am to 8:00 pm	9 trucks (overnight)	-

	PARKING	ANALYSIS		
Type of Use	Required	Existing	Proposed	Comment
Office: 1 space for each 300 square feet of total floor area (1,208.67 sf)	4 Spaces	4 Spaces	4 Spaces	Conforming
Warehouse: 1 space for each 4 employees, but in not case less than 1 space for each 3,000 sf. of total floor area. (35 Employees) (6,997.77 sf)	9 Spaces	20 Spaces	26 Spaces	Conforming
Total	13 Spaces	24 Spaces	30 Spaces	Conforming
	LOADING	SPACES	•	
Other business and commercial uses: 1 space per building of 2,000 square feet of floor area or more (6,997.77 sf)	4 Spaces	2 Spaces	2 Spaces	Non-Conforming
Total	4 Spaces	2 Spaces	2 Spaces	Non-Conforming

BLOCK 9204, LOTS 20 & 2	DESIGN WAIVER SCHEDULE 21 - 24 - 40 REVEREND ROBERTS PLACE - TOWNSHII	P OF NUTLEY
Code Regulation	Required	Existing/Proposed
§ 700-96 Location of off-street parking for other uses.	Parking and loading areas located in any front yard or side yard abutting a street shall not be permitted within 10 feet of the right-of-way line of a street. The minimum setback of off-street parking and loading area from any other lot line shall be five feet. The five-foot parking and loading area setback need not be provided between properties which have common access and/or common parking areas.	Parking at property line
§ 700-98 Buffer for parking areas.	Where any parking or loading area adjoins a lot in any R District, a landscaped buffer strip at least six feet in width containing plantings at least six feet high shall be provided.	None

PROTECT YOURSELF

A PHONE CALL
CAN BE YOUR INSURANCE POLICY

NOTE OF THE ORDER OF THE OR

WHAT YOU DON'T KNOW CAN HURT YOU THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

BOARD CHAIRMAN: BOARD ENGINEER: DATE: DATE:

PRELIMINARY AND FINAL SITE PLAN

24 - 40 REVEREND ROBERTS PLACE & 14 - 16 HARRISON STREET

TAX LOTS 20 & 21, BLOCK 9204 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY



SITE MAP SCALE: 1" = ±200'

BLOCK	9204, LOTS 20 & 21 - 24 - 40 REVE	REND ROBERTS PLACE	- TOWNSHIP OF NUTLE	Υ
Regulation Neighborhood Business	General Requirements	Existing	Proposed	Comment
Principal Permitted Uses	Neighborhood retail stores and personal and household service establishments/Professional and business offices/Restaurants/Financial Institutions	Medical Transport Office / Construction Office, Parking Yard, and Maintenance (e)	Medical Transport Office / Construction Office, Parking Yard, and Maintenance (V)	Variance is Required
Min. Lot Area	5,000 sf	25,036.31 sf	25,036.31 sf	Conforming
Min. Lot Width	50 ft.	265.75 ft. (Rev. Roberts Pl.)	265.75 ft. (Rev. Roberts Pl.)	Conforming
IVIIII. LOL VVIQUI	50 IL.	79.11 ft. (Harrison St.)	79.11 ft. (Harrison St.)	Conforming
Min. Lot Depth	100 ft.	N/A	N/A	Not Applicable
Min. Lot Size Per Dwelling Unit	N/A	N/A	N/A	Not Applicable
Min Fuent Vend*	40 #	2.2 ft. (Rev. Roberts Pl.)(e)	2.2 ft. (Rev. Roberts Pl.)(e)	Pre-Existing Nonconformity
Min. Front Yard*	10 ft.	51.23 ft. (Harrison St.)	51.23 ft. (Harrison St.)	Conforming
Min. Rear Yard	25 ft.	N/A	N/A	Not Applicable
Min. Side Yard (One)	6 ft.	0.1 ft. (e)	0.1 ft. (e)	Pre-Existing Nonconformity
Min. Side Yard (Both)	10 ft.	27.16 ft.	27.16 ft.	Conforming
Max. Building Height Stories/ Feet	2 Sty. / 25 ft.	< 2Sty. / 25 ft.	< 2Sty. / 25 ft.	Conforming
Max. Lot Coverage	50%	35.34%	35.34%	Conforming
Max. Impervious Lot Coverage	80%	98.85% (e)	98.85% (e)	Pre-Existing Nonconformity

Notes:

e) Pre-existing Nonconformity

N/A - Denotes Not Applicable

V) Variance is Required

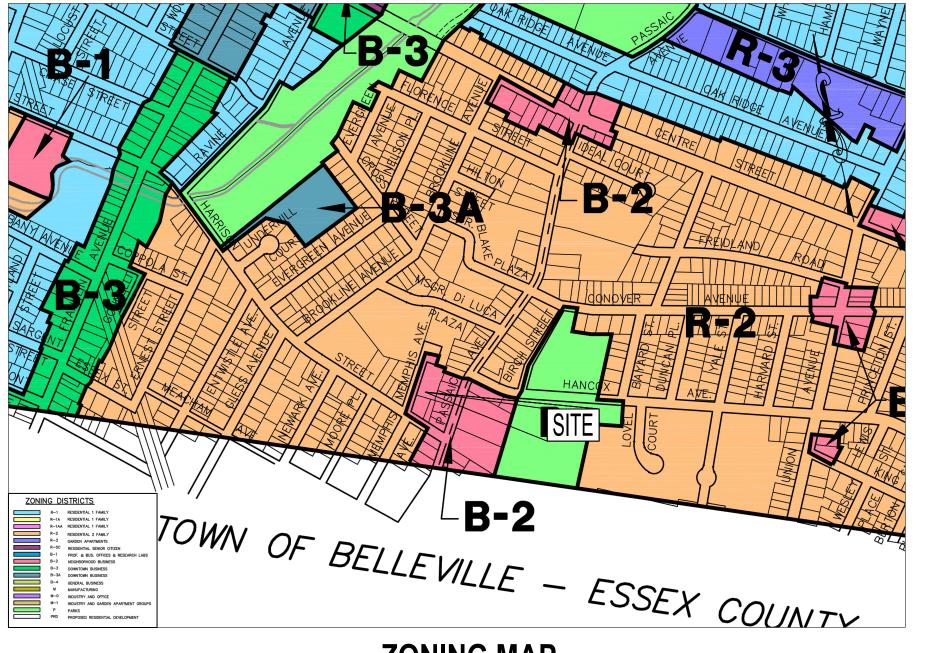
NA - Denotes Not Available

PROPERTY APPLICANT:

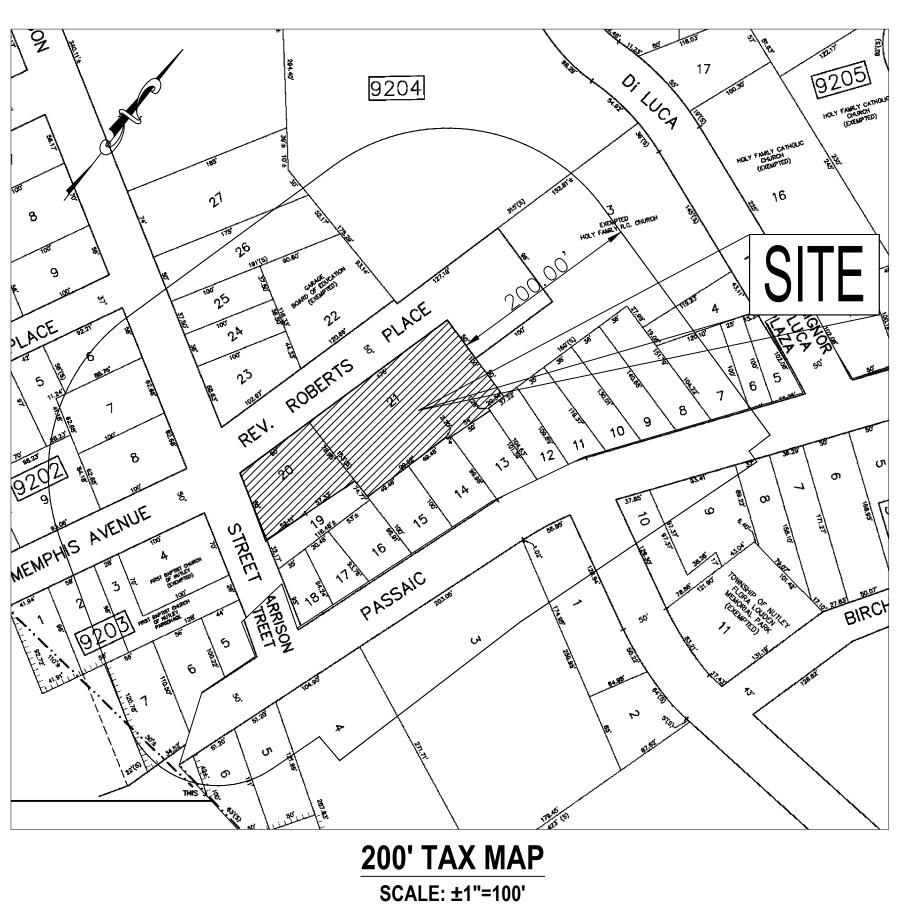
HLJT REALTY, LLC 74 ACADEMY STREET BELLEVILLE, NJ 07109

PROPERTY OWNER:

P&M PROPERTIES, LLC 32 REVEREND ROBERTS PLACE NUTLEY, NEW JERSEY 07110



ZONING MAP
SCALE: ±1"=500'



LIST OF APPROVA	LS/ PERMIT REQUIRED
Permit	Agency/ Authority
Zoning Board	Nutley Township
Construction Permit	Nutley Township

SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	02/22/21	
2	SITE DEVELOPMENT PLAN	02/22/21	

ADNAN A KHAN DE CME LE	MIMAIN, F.E., CIVI.E.	PROFESSIONAL ENGINEER 01/15/21	DESIGNED BY	AK 02/22/21 AK	(Heller H. When DATE 01/15/21	APPROVED BY		3200CF ON ENGINEER 10. 1200CF.	N.Y. LICENSE NO. 086435 M.D. LICENSE NO. 41803 DALE: © 2020, AWZ Engineering, Inc. All Rights Reserved. The copying or reuse of the original project, or purpose originally intended, without the written permiss
		GINEERING, INC.	SCIENTISTS • CONSULTANTS	Road, Suite B3, Montville, NJ 07045	rfice: Scranton, PA 18504	7080 Fax.: 973-588-7079	a e-mail: info@awzengineering.com	f Authorization No.: 24GA28118400	cate of Authority No.: 3771354

ENGINEERS • SCIENTISTS • CO

Rain Office: 150 River Road, Suite B3, Mor

Pennsylvania Office: Scranton, PA

Tel: 973-588-7080 Fax.: 973-588
www.awzengineering.com e-mail: info@awza

New Jersey Certificate of Authorization No.: 2

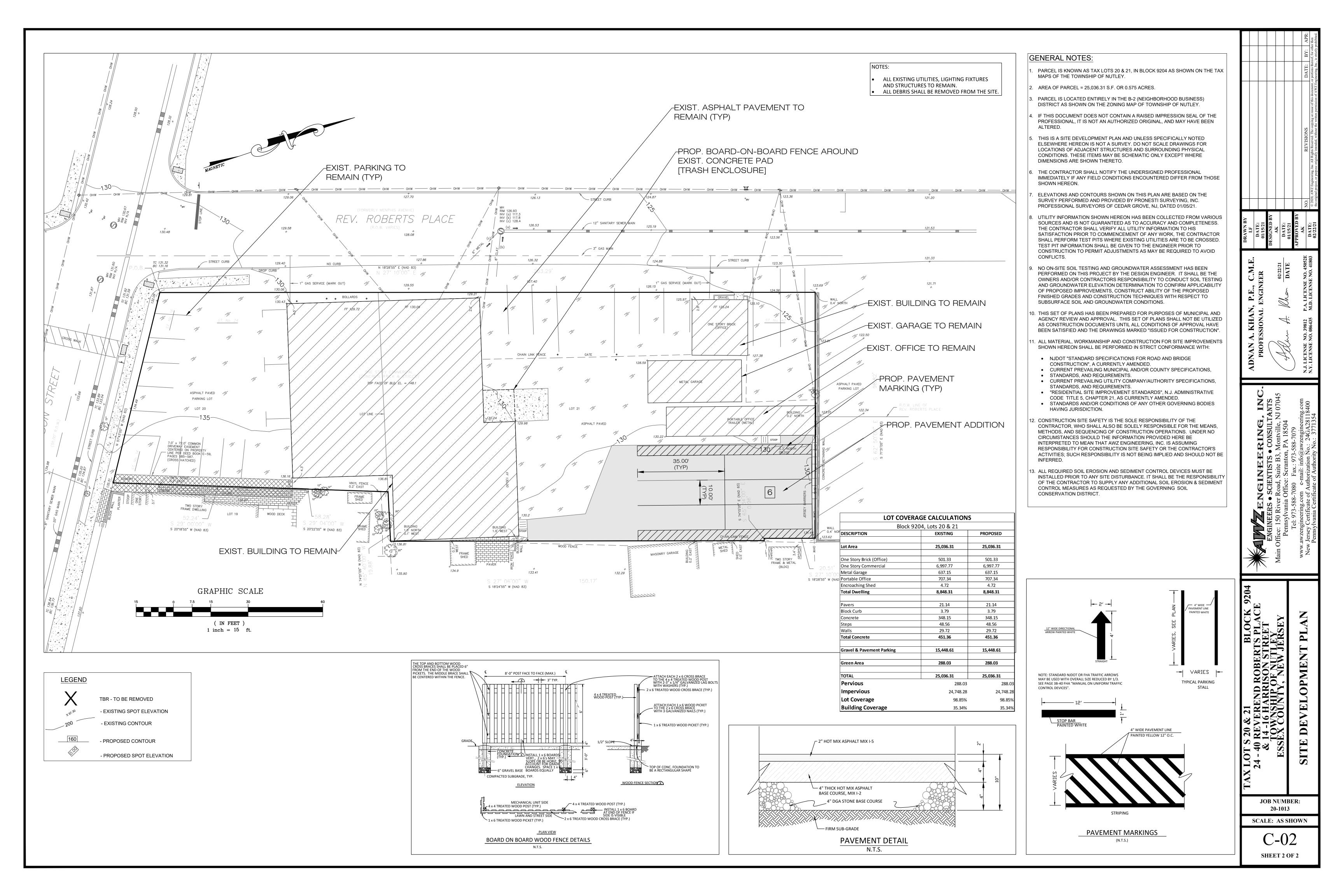
Pennsylvania Certificate of Authority No.

24 - 40 REVEREND ROBERTS PLACE
& 14 - 16 HARRISON STREET
TOWNSHIP OF NUTLEY
ESSEX COUNTY, NEW JERSEY

JOB NUMBER: 20-1013

C-01

SHEET 1 OF 2



GACCIONE POMACO

ROBERT A. GACCIONE FRANK POMACO DENNIS E. GAGLIONE ALDO DITROLIO ANTHONY G. DEL GUERCIO

JOSEPH V. ISABELLA, J.S.C. (Ret.)

A PROFESSIONAL CORPORATION
524 UNION AVENUE
P.O. BOX 96
BELLEVILLE, NEW JERSEY 07109
(973) 759-2807
TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI STEVEN M. AHRENDT WILFREDO CARABALLO Of Counsel

> LESLIE W. FINCH (1973-2000)

April 8, 2021

Via Lawyer's Service and E-Mail

Lucy Jacobs
Nutley Construction Department
1 Kennedy Drive
2nd Floor Building Dept.
Nutley, NJ 07110

Re: HLJT Realty, LLC

24-40 Reverend Roberts Place & 14-16 Harrison Street Block 9204, Lots 20 & 21

Ms. Jacobs,

Please find enclosed the following additional documentation in connection with a land use application currently pending before the Nutley Zoning Board regarding the above captioned properties:

- Twenty (20) copies of Nutley Historic Tax Records from 1961 to present;
- Twenty (20) copies of Nutley Historic City Directory Records from 1946 to 1972;
- Twenty (20) copies of Sanborn Fire Prevention Map from 1938; and
- Twenty (20) copies of Nutley Zoning Permits and Certificates of Occupancy issued September 5, 2005 at the time of the current property owners purchase.

These documents revealed that the subject properties had been owned by the Vitillo family (later transferred to Memphis Realty Corp. also owned by the Vitillo family) and used as a construction contractor's office with associated parking of construction vehicles since at least 1954 but possibly as far back as 1938 as referenced by the Sanborn Fire Prevention Map included and this use has continued unabated to the present date.

The subject properties were then transferred to the current owner P & M Properties, Inc. on September 30, 2005 at which time the above described construction contractor's office use continued without the need for variance approval. Please see attached Nutley Zoning Permits and Certificates of Occupancy issued to P & M Properties, Inc. on September 5, 2005.

It is the position of the applicant that the current use proposed as an office for Munoz Trucking with the associated parking of dump trucks with repair and maintenance of these vehicles proposed within the existing garage building is consistent with the historic use of the property thus qualifying for treatment as a pre-existing non-conforming use.

Thank you in advance for your time in reviewing the enclosed materials. It our hope that this application can go forward at the April 19, 2021 meeting of the Nutley Zoning Board of Adjustment. Should you need any further information please let me know.

Yours Truly,

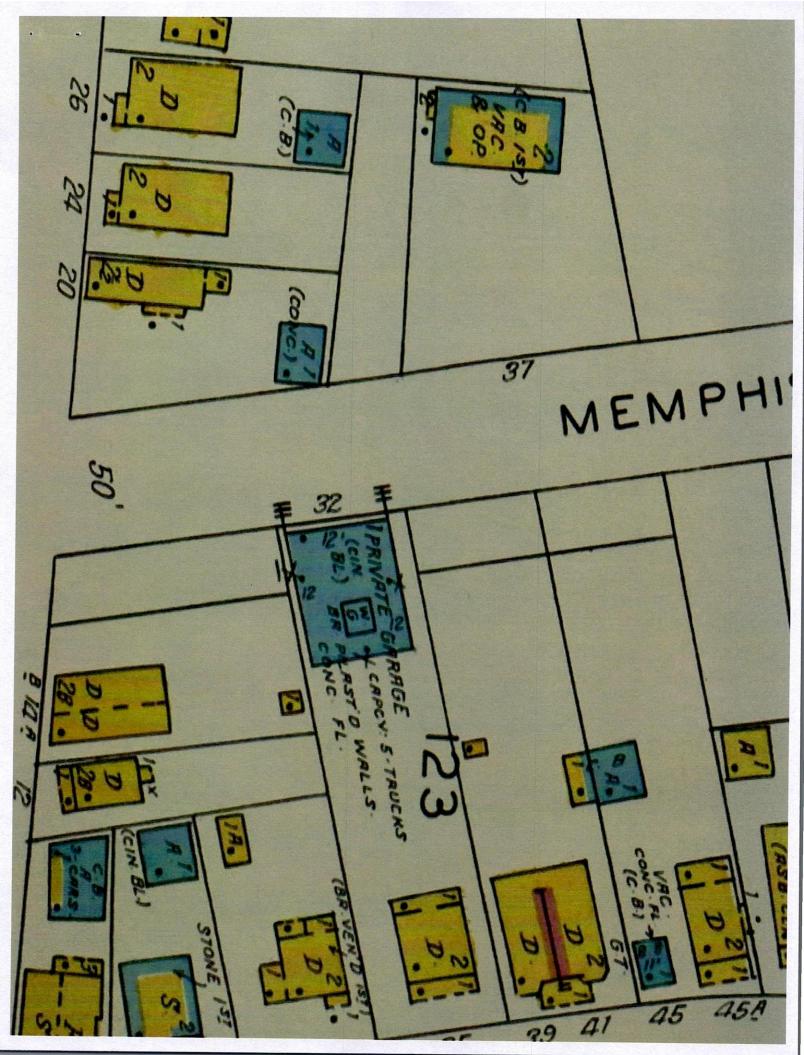
Is Michael Piramalli

Michael J. Piromalli, Esq.

E-mail: mpiromalli@gpmlegal.com

MJP:ph Enclosures

cc: HLJT Realty, LLC [via e-mail]



Grant Av—continued
255 Mueller Hugo F ®
251 Hampton pl ends
262 Norveil J O ®
263 A Carter William P ®
269 A Kuhn J Leonard
273 Travis Arthur B
279 A Grum Matthew ®
282 A Witeeck Jean E ®
283 A Briggs Frank A ® 283 ABriggs Frank A @ 285 Whitford av crosses 2934Morrof Maximillian 2934Morror Maximilian 2954Head Howard G @ 2974Willet Jennie R @ 3094Ebers Earle S @ 3104Gibson David @ 3114Lauber William H @ 3134Bradley Henry H 3144Eagleson Hugh @ 2154Jeffers William H @ 3202 Symonds & Symonds civil engs ASymonds Eulah M @

HAGERT fr 44 Washington av E to 18 Nicola pl (Right even)

10 Ferraro Dominick J Cafone James
Retrock N Mrs
23&Olivo Demetrio ©
25 Baldino Salvatore
Cocchiola Michael ©

HAMILTON PL fr 158 Chestnut NE (Right even)
5 Hughes Thomas
Glennon Ward J
154Nutiev Emmet J
19 Sabatino Anthony @
214Hewitt George H @
22 McNally John @

HAMPTON PL fr 306 Park av NE to 261 Grant av (Right even) 4\Delta herry Wm M @ 6\Delta Lucy John H @ 16∆Memmott Leonard R Rev

19 Kolakowski W V © 21ABluefeld Curt © 22ASweeney E M Mrs tchr music ©

274 Heald Robert F @ 284 McHenry J F @ 314 Fisher Joseph O @ 31AFisher Joseph O @ 324Clark Henry D @ 35AIsrael George H @ 364Lawson John F @ 394Wright Edgar W @ 42AParsons Raiph B @ 454Gerhard Wm G @ 504Orban Alex @ \$14Cliffschap F S & \$14Cliffsch 514Gillingham ES © 554Miller Robert E © 56 Schaaf S M Mrs ins 604Taylor Grace M ©

HANCOX AV fr ERR W to Bayard (Right even) (Incorrectly numbered)
3 Daddario Anthony Astefanelli F A ® 224Greco Giacomo Alfano Ferdinand ® Carver Frank 184Zeitler John R Martino Nicola ® 164Paige James W Strigari James

14 Manning Love LaVar Thomas R Lubertazzi Frank Garruta Frank Lubertazzi N Barrone May AOgg George S

- Washington av crosses
44 DiMarco B J DiDonato Cosmo 464DiMarco Bleaching Fluid Co ADiMarco Raffaele @ ADiMarco J Mrs dry goods Russo Frank 404Polito Emil Raganz James ©
54 Morris pl begins
584Rose S excavating
contr ©

contr @

60 AFusaro James V @

65 St Mary's nl crosses

89 ASpoato Cosimo @

100 Intindola Aniello @

Intindola Pasquale

104 A Vaccaro Joseph

Meillo Salvatore

Gabriel st begins

108 AGiangarelli Frank @

Vocatura Angelo

76 Witherspoon st begins

160 ASpoato Nicholas @

76 Witherspoon at begin 160 AS posato Nicholas ® 173 Durando Louis ® 174 Princeton at ends 175 AW integrar W AMSINO Gerardo ® 177 Strafaci Lena Mrs ® 181 AP pondolfi Gennaro ® 183 AM arone Nicholas © 183 ½ Union av crosses 185 AK iss Albert ® 185.AKiss Albert ⊚

194 Harvard st begins 214 Yale st crosses — Duncan pi begins — Bayard st begins

HARRISON fr 13 Passaic av NW to E Passaic av (Right even) (Incorrectly numbered) 110 Warren John © 12 Naturale Vito © 14 Coviello Anthony C Lazarus John P Schitullo Dom © Keene Beston E Vacant store Vacant store
15 First Baptist Church
19 Memphis av begins

20 Vitilio Nicholas @ Vitilio Ralph 21 AJannarone J Mrs @ 24 Caprio Eugene J 24 Caprio Eugene J
Giliberti Pasquale @
25\(\Delta\) Vollaro Ralph
Vollaro Ralph
Cataldi Angelo
34 Ippolito Joseph @
35 Moore pl begins
36 Montress A F @
37 Stoley Condition

47 Siclari Candiloro © 49 Torraca Nicholas © 51 Newark av begins 57 ALeonardo R grocer

Morton Roland S
Manning Roscoe L
Johnson Delia P Mrs
Peterson Chester R
DeFuria Pasquale A

67 Fiorendino B F Zamponi Julia © Negra August E 72 Brookline av begins 74 LaLuna Louis @ Meola Paul A 764 Czechowicz John Streiter Chas C @ Tesoroni Edmund Giordano Joseph 79 Gless av begins Terry Charles M APupa Louis E @

83 Korzystko John @ 91 A Pieculiewicz A Mrs. 6 Vacant 92 Evergreen av begin

96 Gawron Peter 96 Gawron Feter AStoppy Albert © Vacant store 97ASusinski C grocer © 99 Entwistle av begins

100 Tulp Marinus B © 104APearson J W & Sons plush mfrs

plush mfrs
107 Zwerenz Alexander
Ritacco Santo
115AHoly Family Convent
116AKolakowski Henry D
Kals Bar & Ciril
APark View Rest 127 Ernest st ends

127 Ernest st ends
145 Pontoriero Michael
147 Restuccia Frank ©
Hickey Patrick J
148 Ravine av ends
148 Ravine av ends
149 Gehring Anthony J
Nardone Archibeld ©
151 Colombino Carl F
AMauriello Felix ©
152 Kuetnsky T W
Simmons Vincent
179 Franklin av crosss
148 Samut Stanley ©
186 Staniewicz K ©
190ADeacon B T Mrs ©
190 Gerdon Austin D J
196 Gordon Austin D J
198 Niedzinski R Mrs ©
207 ALoositz Mills Co shoddy
190AOCIline Joseph P mfrs

mfrs
208 ACollins Joseph P
Wesoloski J Mrs ®
DiNapoli Domenick
AFrail Stanley A
210 AMancuso Peter ®
223 Lobsitz M
234 DeNicola Salvatove
AGugliocciello F ®
239 Prospect s crosses
254 AmcKinley John J ®
256 Puglia Anthony V ®
260 ALARue William H ®
263 Stager Henry J ®
264 AKrautheim O F ®
268 ABarone J refrigerato 2684Barone J refrigerator repr ©

Tepr ©

272 Guidice Anthony

275 Selmasska P P ©

276 Faldut Thomas R ©

277 Crestwood ar ends

280APepe John ©

284AEsposito A J ©

288AGiamo I George ©

298 Sarving et berins

290 Spring at begins 298 Schmersahl F D 301 ASchool No 4 302 Stager E R Mrs & 308 ACiardi Rosaria Mrs.

Harrison-continued		0~	
Januarone F Mrs		ORestuccia Fran	nk Nu2-8529
Keene Berton E		Restuccia Jose	nh i
10 First Bantiet Chun	ah	148 BAVINE AT	T and-
19 MEMPHIS AV CO	CH	1430 Nardone Filom	Ano Man
20 Alger Joseph W	108868	101 Mauriello Dom	inial-
Participation of haringan	NT 0 070	OMauriello Felix	NY 0 00
21 Vacant	Nu2-912	LIERRA Vinanni	J 142-3076
24@Giliberti Pasanala	NT0 000	1020 Kucinsky T W	
Pochesato Frank V	Nu2-806	Savino Joseph	Nu2-1664
ingardone Rosse	Nu2-808	6 179 FBANKLIN	AV crosses
O voipiceili Joseph	Nu2-808		
Grande Nicholas	Nu2-215	6 186 Staniewicz Kazi	
Siclari Frank A	Nu2-020	1 190@Deacon Arthur 5 196@Bennett Thomas	
34@Ippolito Joseph		198@Niedzinski Adar	
Thought Othomas A		204@Hanas William	n
35 MOORE PL begins		204@Hauer William 208@Bedell Helen	H Nu2-6076
Montrose James A		War II	Nu2-8813
Caprio Eugene J		Kay Howard	NY 0
Strauss Julius		Frail Stanley A	
47@Siclari Candiloro	Nu2-3677	210@Mancuso Peter	Nu2-8273
190 Torraca Nicholas		215 Lobsitz Mills Co	shoddy mfra
51 NEWARK AV been	ins		
Deonardo R grocer	Nu2-8296	223 Elmendorf Rober	rt M Nu2-5985
Alanning Rosena T.	37 3 3		
Johnson Delia P Mr	Nu2-2991		
Vacant		©Gugliocciello Fel	ice Nu2-7054
	ıt	Church Church	Carmel Polish RC
Sisters of Fillipini		241 PROSPECT ST	
	Nu2-8918	254@Vollmer Matilda	
©Zampani Julia		Riddle Kenneth	K Nu2-1087
Negra August E		256@Molinaro Nichola	Nu2-0565
72 BROOKLINE AV 1 74 Meola Paul A	egins	260@LaRue William H	
Poteille Tall A		263@Lee Robert E	
Petrillo John 76 Bond Charles	Nu2-3708	264@Krautheim OF	Nu2-8531
OWardell Arthur L	Nu2-1689	267@Taurello Anthony	Nu2-7495
78⊚Tesoroni E elec	Nu2-0038	268@Barone Joseph	
Giordano Joseph	Nu2-6520	269 Vacant	Nu2-1808
79 GLESS AV begins	Nu2-8712	272 Zito Patriol-	
82 Daddis Edgar J		4/5(0)Selmasska P D	Nu2-9187
ORestanio Anthony F	37 2 2222	276@Detamore Sullivan	D 37
83@Spickofsky William	Nu2-9192	Debaka Richard O	
89 Auerbach Joseph V	Nu2-9333	ZIT CRESTWOOD	77
OPupa Julia Mrs	Mag From	-colon ene donn	
91 Dola Elias	Nu2-5497	404(0)Esposito P A	Nu2-9248
Tomon Joseph		-OOUNATERNASTO Tonont	Nu2-7615
92 EVERGREEN AV be	aina	230 SPRING QT have	ta.
96 Laskowski Joseph	Sims	-2000000 marenh! Mail:	3.0
Panearo N F	Nu2-4167	301 School No 4 Lincol	Mrs Nu2-5368
TOSusinski C grocer	AT 0 0070		
99 ENTWISTLE AV beg	ina	302@Stager E R Mrs	Nu2-1366
ou(O)Taraskiewitz William		JUDIO ASSIMINA TECHNONIA TO	N-9 0707
04 Pearson J W & Sons	nluck	Mazzerolle James T	Nu2-6705 Nu2-7092
		DIS BROWN CT AND	14 112-7092
07@Sass Joseph	Nu2-8477	ozu@Callahan Harold T	
10 Schmidt G I		FIREO Anthone 35	Nu2-9485
LOOKolakowski Henry	Nu2-8335	Saului Inriello Iozo-l ar	Nu2-5679
Kal's Bar & Grill		osocondon Angustus	Nu2-2735
Park View Rest		COLODITO N 35m	
17 Santiego Antonio	Nu2-9770 3	olo Cullari Carmina	Nu2-6507
127 ERNEST ST begins		D'Aloro Poul To	Nr. 0
Pontoriero Michael		1530 Pallito Joseph	Nu2-4892
Brancaccio P D		Fanarella John	Nu2-6123
7 Negra John M	Nu2-5629 3	34 D'Ambola Electric C	o acost-
29	Nu2-8529		
49			Nu2-4288

NUTLEY DIRECTORY-1962

mcox Av—continued Melillo Angelina Mrs © NO7-5996 Melillo Salvatore Costabile James A NO7-5996 Santuoso Anthony

NO7-1746 Giangarelli Frank @ NO7-9043

DelliPaoli Dominick NO7-9076

110 Witherspoon st begins 117 Gabriel st begins

Barra John @ NO7-1658 Norcella Theresa Mrs

NO7-7944 Sposato Nicholas @ NO7-4132

Russell William J Garrison Raymond E 1 @ NO1-1362 Davis Warren H NO7-9499

129 Lewis st begins Durando Henry B ® NO7-6228

Cochrane Frank Jr NO7-3830

136 Princeton st begins Luzzi Angelo C @

NO7-2347 NO7-2347 McKnight Charles NO7-3505

Wiedmann Julia Mrs NO7-1442 Apostolico William D NO7-4405

Pandolfi L R Mrs @ NO7-2990

Marone Nicholas © NO7-0019

151 Union av crosses Frankel Julian © NO7-0134

Block Arthur A @ NO7-9319 Falzarano Philip J ® NO7-6432

Kiss Albert @ NO7-6531 176 Harvard st begins (A)Rawlins A John

NO7-7069 (B)Smith Gladys M NO7-3268 (C)DeStefano Joseph

J NO1-1532 (D)Robertson G M NO7-1404 (A)Geiler William F

NO7-1415 (B)Gerds Albin W NO7-2389 (C)Corrigan Walter J NO1-1029

(D)Calvin Jordan D ® NO7-9456 184 Troitz Ernest @

NO1-0808 185 (A)Schieman Emma D Mrs NO7-8128 ; (B)McQueeney Edward

> (C)Leutz Esther L Mrs © NO7-0699 (D)Wall William B NO7-4686

191 (A)Churchill Fred E NO7-7963 (B) Muir Olive K Mrs

NO7-2385 (C)McDermott Angus

C Mrs NO7-5682 (D)Gonnella Katherine P Mrs NO7-9625

194 Racioppi Jerry P ® NO7-0518 195 Yale st crosses 209 (A) Clarke Lucy

NO1-0857 (B)Leach Norman T NO7-1851

(C)Blomquist Frank E NO7-6905 (D)Martin Jennie G Mrs NO7-0015

212 Bonadies Alfred C @ NO7-4733

215 (A)Watson May Mrs NO7-3278

(B)Boettger Max NO7-2454 (C)Cooper Richard T NO7-8386

(D)Loppacker E P NO7-8866

221 (A)Hagan James P NO7-9145 (B)Bell J R Mrs

NO7-2813 (C)Johnson Harris L NO7-9177 (D)Walsh John P NO7-5048

224 Duncan pl begins 225 Lovel ct begins 226 Evans S K © real est NO7-9115

234 Masi Christine Mrs @ NO7-5731 236 Bayard st begins

HARRISON fr 13 Passaic NW to 190 E Passaic av (Right even) (Irregularly numbered) Vacant

11 Fleming John NO7-2929

12 Fama Angelina Mrs ® NO7-8744

14 Keene Jeannette M Mrs NO7-6001 Medina Martin Satriano Carmella Mrs

15 First Baptist Church

19 Memphis av crosses 20 Peccarelli Jennie Mrs NO7-3087 Vitillo N @ builder NO7-9121

21 Wynne Reginald NO7-3753

24 Giliberti Isabelle Giliberti Candolore Gilberti Pasquale @ NO7-8068

26 Fochesato Frank V NO7-8086 Gabriele Vincenzo ®

NO7-6663 Volpicelli Joseph ®

NO1-0975 Ippolito Joseph ® 33 LaVecchia Francesca Mrs

Siclari Frank A ® NO7-0205

34 Ippolito Thomas V NO7-5483

35 Moore pl begins Caprio Eugene J Hrywny Daniel NO7-5570

47 Siclari Lena L @ NO7-3677

49 Torraca Nicholas ® NO7-8834

51 Newark av begins 57 Fleming George W NO7-8987 Manning Roscoe L

NO7-8785 Reeves Leroy 60 Holy Family Convent Sisters of Fillipini 67 DeiSante Alexander F

NO7-3418 Hinton Constance E Mrs NO7-2171

72 Brookline av begins

74 Somma Anthony @ NO7-4174 Davey Charles J 661-1475

76 Brown George C @ NO7-5791 Brown Joseph NO7-2371

78 Chuckram Martin F NO7-1195 Tesoroni E ⊚ elec NO7-6520

79 Gless av begins 82 Restaino Anthony F ® Lubertazzi Salvatore 83 Spickofsky William ®

Tiet.

200

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HAGERT FR 44 HASHINGTON AV E TO	74 BRUNO FRANK J 9 667-65GB	191 C FRIED SHELLA
18 NICOLA PL /RIGHT EVEN/	76 67 HADNE DI CODSESS	KATHEDINE D HOT
- 4 GLIVE DOROTHY. # 667-0342		194 RACIOPPI JERRY P # 667-0518
4 DELUCCA FRANK 661-1392 4 OLIVO CHARLES *	The state of the s	
FRANCIUSE CHARLES A	# 667-0924 CATRE TERESA: ARS 661-0432	- 195 YALE ST CRUSSES
661-1565	99 DANIELE DOMINICK + 667-7722	
10 TERRY EVELYN MRS	99 ROEHNELE RICHARD R	B LEACH HELEN R HRS
667-1679	100 POTELLA NICHOLAS 661-0916	647-100
TONE ROBERT 25 MASUCCI ANNE MRS 0TAMENTE #	INTINDOLA MICHAEL	209 C ATNAK DUNALU SAL-070.
	103 TURE HINNIE O MRS	D MARTIN JENNIE G MRS
CARMELLA J HRS	667-5795	SIZ DUNADIES ALFRED C
	103 GALLEGRC ANTHONY 104 MELILLO ANGELINA MRS	* 667-3534
HAMILTON PL FR 158 CHESTRUT NE TO	* 667-1578	215 A CRILLEY CHARLES R
DEAD END /RIGHT EVEN/	MELILLO SALVATORE	215 B GOUGHRAN MARY 661-4896
7 CARBLEY J R ELEC 667-5263	SANTUOSO ANTHONY 667-1746	C LANGBERG ELLA H MRS
HOTOR REPR	108 GIANGARELLI FRANK	t67-7973
18 NAGY SANDER +	CERCA BEN.S.	D LOPPACKER 667-8866
19 STAGER ALFRED L * 667-8020 21 PHELAN GERALD P * 661-1110	100	221
22 BAUN JOSEPH N 661-0997	- 110 WITHERSPOON ST BEGINS - 117 GABRIEL ST BEGINS	221 A BRACY ROBERT A 667-1935
	The state of the s	
HAMPTON PL FR 306 PARK AV NE TO	119 BARRA JOHN * 667-1658	C BAUMANN RONALC R
261 GRANT AV /RIGHT EVEN/	120 HARDNE LOUIS 667-2229	221 D EMERSON ROBERT D
4 FOGELMAN, CANTEL 6	120 TARTORO ANGELO 662-1724 123 GARRISON RAYMOND E	607-7464
8 LUCY JOHN H * 667-1240	127 LA VISTA PETER * 661-1362	- 224 DUNCAN PL BEGINS
16 SYRNE ANNA MRS + 667-1218		- 225 LOVEL CT BEGINS
	- 129 LEWIS ST BEGINS	226 EVANS S K REAL EST * 607-9115
21 SOUTHWICK GEORGE F + 467-2947	135 DURANDO HENRY P	COLEMAN EDWARD J
22 SMEENY EONA H HRS	HARTHAN GEORGE W 661-1472	234 CERANI ANTHONY JR # 667-5731
27 MC GEADY PAUL J \$ 667-6572	- 136 PRINCETON ST BEGINS	
28 RC LAUGHLIN	139 LUZZI ANGELO C . A.	- 236 BAYARD ST ENDS
CHARLES A JR 31 FISHER JUSEPH D * 667-5256	139 RITMAN WILL IAM	
32 PETRY JOHN J # 667-4958	667-1442	HARRISON FR 13 PASSAIC NH TO 190 E PASSAIC AV /RIGHT EVEN/
35 ISRAEL EDUTE D MRS	JENSEN JYFTE 467-2223	/IRREGULARLY NUMBERED/
36 HULTON GERALD J + 667-5852	147 HARONE-NICHDLAS + 667-0019	11 FLEMING FLORENCE MRS
39 BARR JOSEPH JR 9 667-1686	MARONE N JR TRUCKING	12 DEMINICK MARY MRS
45 LITTLE PATRICK F + 667-0968	- 151 UNION AY CROSSES	14 CAPACCIC CARL
46 ORBAN ALEXANDER + 661-1274	Aug.	KEENE JEANNEITE H MRS
50 PUCCIO FRANKOS *	163 RACIDPPE ANTHONY G	667-6001
55 THUNELL JOSEPH W * 667-0892 56 SCHWARZ RICHARD J	FUSARO ANGELO # 667-2479	SATRIAND CARMELLA MRS
60 TAYLOR GRACE H * 667-5380	164 FALZARANO PHILIP J * 667-6432	15 FIRST BAPTIST CHURCH
60 TAYLOR GRACE H * 667-5380	171 CROCE GUISEPPE *	661-0887
	175 FOLVE GERARD * 667-9559	- 19 HEMPHIS AV CROSSES
HANCOX AV FR E-L RR NH AND H BEY BAYARD TO 48 PASSAIC AV /RIGHT	175 WEBSTER FRED 667-2540	70 PECCARELLI JENNIE HRS
EVERY	176 HARVARD ST BEGINS	20 PECCARELET SERVICE HAS
3 VACANT	-101-	VITILLO GENEVIEVE MRS
6 ALFANC GERARD F 667-4401 ALFAND FRED 667-6011	191 BRIARHOOD GARDENS APT	21 WYNNE REGINALD 667-3753
C ADCARIO FRANK	181 A DEMBONSKI HALTER	Z4 POTENTI JOHN 667-4348 GILIBERTI PASGUALE
10 VACANT	The state of the s	★ 667-8068
12 MALDONADO JOSE	181 B GINGERELLI RICHARO	26 VCLPICELLI JOSEPH
12 POBLETE FRANCISCO	C DE STEFANG JOSEPH J	* 661-0975
14 CIFELLI RASARIO	D ROBERTSON GORDON H	661-8086
AVATO PETER * 16 GATTO FRANK * 667-4476	183	- 35 MOORE PL BEGINS
16 VACANT	APT A BYRE PATRICK J 667-9270	
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- 21 WASHINGTON AV CROSSES	193 D KELLY DANIEL J 667-3928	ISPOLITG THOMAS V
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50 POLITO MARIA HRS * 667-6379	C WILSON 661-2219	47 SICLARI LENA L *
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Zoning Certificate rownship of Normex

NUTLEY, NEW JERSEY

PROPERTY OWNER P.& M. Properties, LLC PROPERTY DESCRIPTION Sale of Building PROPERTY DESCRIPTION Sale of Building CERTIFICATE OF CONTINUED OCCUPANCY This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy. ZONE B-2 Construction Official -	PROPERTY LOCATION 32 Reverned Roberts Place BLOCK 123 LOT 15,16 & 19
	OWNER
CERTIFICATE OF CONTINUED OCCUPANCY This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy. ZONE Br2 Certificate NUMBER Construction Official (Recipient is advised to retain as proof of compliance with Chapter 240)	DESCRIPTION
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to retain as proof of compliance with Chapter 24	1 Millan Sheryon 91710
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	(Recipient is advised to retain as proof of compliance with Chapter 240)

XXI Carbon Monoxide Detectors are in compliance with State Codes



TOWNSHIP OF NUTLEY NUTLEY

LOT 15,16 &19 Tenant -BERGEN ESSEX-123 BLOCK Bergen Essex Contracting PROPERTY LOCATION 32 Reverned Roberts Pl. P.& M. Properties, LLC. PROPERTY DESCRIPTION PROPERTY OWNER

C RE-SALE

CERTIFICATE OF CONTINUED OCCUPANCY

XX RENTAL

CI REFINANCE

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

ZONE B-2

Construction (Of

CERTIFICATE NUMBER 2004-0166

9/1/05

Date

(Recipient is advised to retain as proof of compliance with Chapter 240)

X對 Smoke detectors are in compliance with State Codes.

X對 Carbon Monoxide Detectors are in compliance with State Codes



TOWNSHIP OF NUTLEY NUTLEY, NEW JERSEY

LOT 15,16,819 123 Tenant-DeGracia-PROPERTY LOCATION 32-40 Reverned Roberts Pl. BLOCK DeGracia Contracting P.& M. Properties, LLC PROPERTY DESCRIPTION PROPERTY OWNER

O RE-SALE

KA RENTAL

C REFINANCE

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

Construction Official

9/1/05

CERTIFICATE NUMBER 2004-0167

Date

X Smoke detectors are in compliance with State Codes. (Recipient is advised to retain as proof of compliance with Chapter 240)

X Carbon Monoxide Detectors are in compliance with State Codes



TOWNSHIP OF NUTLEY NUTLEY, NEW JERSEY

PROPERTY OWNER					DECON THE PROPERTY OF THE PROP
	& M Pro	P & M Proeprties LLC			
PROPERTY DESCRIPTION_	Ve.	Velco Beverage			
() RE-SALE	ALE	X2 RENTAL	C) REFINANCE		
CERTIFICATE OF CONTINUED OCCUPANCY This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.	ED OCCUPA on a general approved for	NCY inspection of the visible continued occupancy.	parts of the building th	here are	e no zonin
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9/16/05

Date

(Recipient is advised to retain as proof of compliance with Chapter 240)

XXI Smoke detectors are in compliance with State Codes.

Carbon Monoxide Detectors are in compliance with State Codes



TOWNSHIP OF NUTLEY NUTLEY, NEW JERSEY

PROPERTY LOCATION	32-40	Reverned Roberts Pl.	LOCATION 32-40 Reverned Roberts Pl. BLOCK 123 LOT 15,26,&19
PROPERTY OWNER	P.S. M.	OWNER P.& M. Properties, LLC	Tenant - Joseph Farro-
PROPERTY DESCRIPTION.	NOI	Joseph Farro Contracting	ontracting
	C) RE-SALE	AZ RENTAL	☐ REFINANCE
CERTIFICATE OF CON	TINUED O	F OF CONTINUED OCCUPANCY	

This serves notice that based on a general inspection of the visible parts of the building there are no zoning

CERTIFICATE NUMBER 2004-0169 violations and the building is approved for continued occupancy.

Construction Official ZONE

(Recipient is advised to retain as proof of compliance with Chapter 240)

Date

50/1/6

☐ Carbon Monoxide Detectors are in compliance with State Codes XXI Smoke detectors are in compliance with State Codes.



Zoning Certificate Township of Nutley Nutley, New Jersey	PROPERTY LOCATION 40 Rev. Roberts Place BLOCK 9204 LOT 21 &	Tenant - Ambur - Trust LLC	PROPERTY DESCRIPTION Medical Transportation Service - Granted by Variance wt conditions 2BA 21	See attached Resolution for Terms and Conditions	BE-SAIF
G.	PROPERTY	PROPERTY	PROPERTY DE		

10/14

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

REFINANCE

□ RENTAL

ZONE

8-2

CERTIFICATE NUMBER

20-11-03655

Zoning Official David Berry

(Recipient is advised to retain as proof of compliance with Chapter 700)

Smoke detectors are in compliance with State Codes

Carbon Monoxide Detectors are in compliance with State Codes

GACCIONE POMACO

ROBERT A. GACCIONE FRANK POMACO DENNIS E. GAGLIONE ALDO DITROLIO ANTHONY G. DEL GUERCIO

JOSEPH V. ISABELLA, J.S.C. (Ret.)

A PROFESSIONAL CORPORATION
524 UNION AVENUE
P.O. BOX 96
BELLEVILLE, NEW JERSEY 07109
(973) 759-2807
TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI STEVEN M. AHRENDT WILFREDO CARABALLO Of Counsel

> LESLIE W. FINCH (1973-2000)

April 5, 2021

Via Lawyer's Service and E-Mail

David Berry Nutley Zoning Officer 1 Kennedy Drive 2nd Floor Building Dept. Nutley, NJ 07110

Re: HLJT Realty, LLC

24-40 Reverend Roberts Place & 14-16 Harrison Street Block 9204, Lots 20 & 21

Mr. Berry,

I am writing to advise of our firm's intention to revise the land use application currently scheduled to go forward at the April 19, 2021 meeting of the Nutley Zoning Board of Adjustment regarding the above captioned property to include an alternative argument seeking to certify the pre-existing non-conforming use of the subject property.

In connection with this revision we intend to supplement the application with the following additional documentation:

- Nutley Historic Tax Records from 1961 to present;
- Nutley Historic City Directory Records from 1946 to 1972;
- Sanborn Fire Prevention Map from 1938; and
- Nutley Zoning Permits and Certificates of Occupancy issued September 5, 2005

These documents revealed that the subject properties had been owned by the Vitillo family (later transferred to Memphis Realty Corp. also owned by the Vitillo family) and used as a construction contractor's office with associated parking of construction vehicles since at least 1954 but possibly as far back as 1938 as referenced by the Sanborn Fire Prevention Map included and this use has continued unabated to the present date.

The subject properties were then transferred to the current owner P & M Properties, Inc. on September 30, 2005 at which time the above described construction contractor's office use continued without the need for variance approval. Please see attached Nutley Zoning Permits and Certificates of Occupancy issued to P & M Properties, Inc. on September 5, 2005.

It is the position of the applicant that the current use proposed as an office for Munoz Trucking with the associated parking of dump trucks with repair and maintenance of these vehicles proposed within the existing garage building is consistent with the historic use of the property thus qualifying for treatment as a pre-existing non-conforming use.

Kindly review the enclosures and advise whether a formal revision of the Nutley Zoning Board Application submitted is required or whether the application may be amended as described above on the record at the April 19, 2021 meeting of the Nutley Zoning Board of Adjustment. In either case we intend to submit a full set of the above materials evidencing the historic use of the subject property to the members of the board and the board's experts in anticipation of the April 19, 2021 meeting date.

Thank you in advance for your time and should you have any questions please let me know.

Yours Truly,

Michael J. Piromalli, Esq.

E-mail: mpiromalli@gpmlegal.com

|s|Michael Piromalli

MJP:ph Enclosures

cc: HLJT Realty, LLC [via e-mail]